

'Golden Rule' Landlord Is Glad to Work

"Kid Glove" Apartment Owners Responsible for High Rents, Says George C. Kelly, Who Fixes Own Fires and Does Plumbing to Save Tenants Money.

By Fay Stevenson.

FATE cannot harm me; I have met an honest landlord! Yes, sir—see! A man who has not raised the rent of his tenants since 1914. His name is George C. Kelly and he lives right in the apartment which he owns at No. 66 West 106th Street.

"I believe in live and let live," Mr. Kelly told me as I sat in the dining room of his first floor apartment. "I am sixty-five years old, and my wife here is almost the same age. We have brought up two good children, have plenty to live upon and we believe in letting others have a chance. Not one of my tenants has had pneumonia or the slightest illness this winter and I feel quite certain it is because I gave them plenty of heat. And as to hot water—well, it wasn't hot, it was boiling."

Mr. Kelly's brownstone apartment house is only a block away from some very first class hall boy and elevator apartments. It is "a walk-up" affair, but it is substantially built and still comes under the heading of "apartment" rather than "flat" and when one considers that there are five and six large rooms and rents are thirty and thirty-five dollars a month one looks at Mr. Kelly as a hero and a wonder.

"I am a good American and so is my wife," continued my host, "and I hurtle me very much to see these landlords gouging people every month. Of course I know that janitor service is

high, that coal is outlandish and plumbers charge \$10 a day, but there is no excuse for any landlord raising his tenants from \$15 to \$18 per month, as many men I know are doing. I am a landlord and I know the game."

"And how do you meet the coal situation?" I asked.

"I buy my coal in April when it is cheap, at least much cheaper than this time a year," said Mr. Kelly, looking at me with clear, honest blue eyes. "And although I have plenty of money and could well afford janitor service, I do a great part of that myself."

"Too many landlords are afraid to do anything. They are kid glove landlords."

"Every morning I put on my jumpers and fix my own steam plant and I don't see that it hurts me any more than tinkering under an auto or playing golf or doing absolutely nothing but sitting in an easy chair. When I need a plumber I do the work myself or call in some of the neighbors. This is an old-fashioned apartment and everything in it is good."

"I like my tenants and they like me. I am willing to help them and they are willing to help me. Some of them

have lived here ten and twelve years, so what's the use of starting anything unpleasant when it isn't necessary."

"A raise of two or three dollars from each tenant would cover the average landlord's extra coal bills, plumber bills and janitor service, I know. Landlords are simply money-mad, but their time is coming. In a couple of years more when building conditions become normal things will change."

"Few people feel that they can afford more than one week of their salary to the landlord. As it is, I know people who are putting in two and one-half weeks' salary to simply keep a roof over their heads."

"To keep the landlord in kid gloves," I laughed.

"Exactly," agreed Mr. Kelly, "when what he needs is a hammer, a shovel or a decorating brush. No man is fit to be a landlord unless he is willing to do something in the running of his place himself. That is the way they did it in the old days."

"At present I am cutting electricity in my apartment. One of the tenants is helping me. I won't have to raise anybody's rent for improvements. I can still pay my taxes and have some money left."

Nasty Colds Ease at Once

First dose of "Pape's Cold Compound" relieves distress—Three doses break up colds—No quinine!

Don't stay stuffed-up! Quit blowing and snuffling! A dose of "Pape's Cold Compound" taken every two hours until three doses are taken usually breaks up a cold and ends all gripe misery.

The first dose opens clogged-up nostrils and air passages of head; relieves headache, dullness, feverishness, sneezing, soreness, stiffness.

"Pape's Cold Compound" is the quickest, surest relief known and costs only a few cents at drug stores. It acts without assistance. Tastes nice. Contains no quinine. Insist on Pape's!—Advt.

Saturday Marks the Finish of Our Annual Sale

Saturday winds it up. It will be 1921 before we hold another sale. And in 1921 you'll look back to to-day just as to-day you look back to 1915. Clothing will be at least 30 per cent higher. Forestall your needs and buy now.

Kuppenheimer and Brill Suits Overcoats Ulsters

\$95, \$100, \$115, \$125 and \$135 Overcoats and Suits on Sale at 49th and 42d Street Stores only, at **\$87.50**

\$75, \$80, \$85 and \$90 Overcoats and Suits, at seven stores **\$67.50** \$65, \$67.50 and \$70 Overcoats and Suits, at seven stores **\$57.50**

\$55, \$57.50 and \$60 Overcoats and Suits, at seven stores **\$47.50** \$45, \$47.50 and \$50 Overcoats and Suits, at seven stores **\$37.50**

\$30.00, \$32.50, \$35.00 and \$40.00 Suits, sizes 32-36, at all stores except 49th and 42d Streets, at **\$21.50**

NO CHARGE FOR ALTERATIONS

Brill Brothers

THE KUPPENHEIMER STORE IN NEW YORK

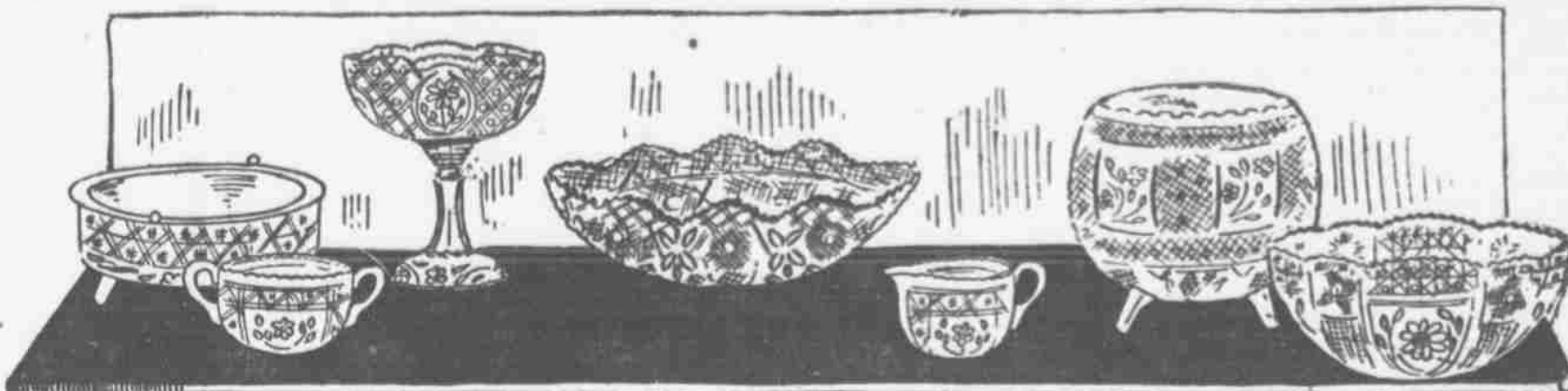
279 Broadway 44 East 14th St. Broadway, at 49th St. 1456 B'way, at 42d St. 47 Cortlandt Street 125th St., at 3d Ave. 2 Flatbush Ave. Brooklyn

Semi-annual sale of China, Porcelain and Glass

Nippon China
Tea Cups and
Saucers
Special 44c
per cup and saucer.
reduced from 59c

ANOTHER landmark in Macy's merchandising history. Twice a year this department offers our customers the opportunity to effect substantial savings in the purchase of china, porcelain and glassware. Last year the shortage of merchandise and other untoward conditions prevented a sale such as this. This is one of the reasons for the material reductions this year, particularly since this is our birthday month. No odds and ends, but regular standard stock, bearing the usual stamp of Macy's dependability.

Cut Glass
Water Sets
reduced from \$14.85
to \$11.49 a set
Seven pieces



	Formerly priced	Reduced to
Bon-bon dishes, 8-in. berry bowls, Nut bowls and stand (complete)	\$1.89 3.89 4.89	\$1.49 ea. 2.74 ea. 3.89
Sugar bowls and cream pitchers	6.49	4.89 set
Fern dishes and linings (complete)	6.49	4.89
Nut bowls, Footed bowls, Celery trays, Oval bowls, 9-in. fruit bowls, Oval bowls, 9-in. orange bowls,	6.49 6.49 6.49 8.89 8.89 9.89 9.89	4.89 ea. 4.89 ea. 4.89 ea. 6.89 ea. 6.89 ea. 7.89 ea. 7.89 ea.

Cut glass

2,200 pieces of rich cut glass—glass that is heavy and limpidly clear—glass that delights the ear with that wonderful clear-as-a-bell ring, just as it charms the eye with its scintillating brilliancy. You will want some of these pieces at these unusual reductions, if only to give as a gift.

Glass with light cut designs

	Formerly priced	Reduced to
Olive dishes, Vases, Sugar bowls and cream pitchers, Night sets, Spoon trays, Oil and vinegar cruets, Handled baskets, Footed bon-bon dishes, Sandwich plates, Cheese and cracker dishes, Syrup jugs, Footed nappies	74c 97c 97c 97c 97c \$1.19 1.19 1.97 1.97 1.97 2.49	59c ea. 74c ea. 74c set 74c ea. 74c ea. 97c ea. 97c ea. \$1.49 ea. 1.49 ea. 1.49 ea. 1.97 ea.

Dinner sets

Dinner set as illustrated—an extremely attractive pattern of roses and blue lattice work in three compositions. Offered in the following quantities:

Pieces	Regularly	Sale
45- 82 pc. luncheon sets,	\$11.89	\$9.89
60- 52 pc. dinner sets,	21.89	16.89
20-100 pc. dinner sets,	36.75	31.75

32-piece luncheon sets of decorated American porcelain

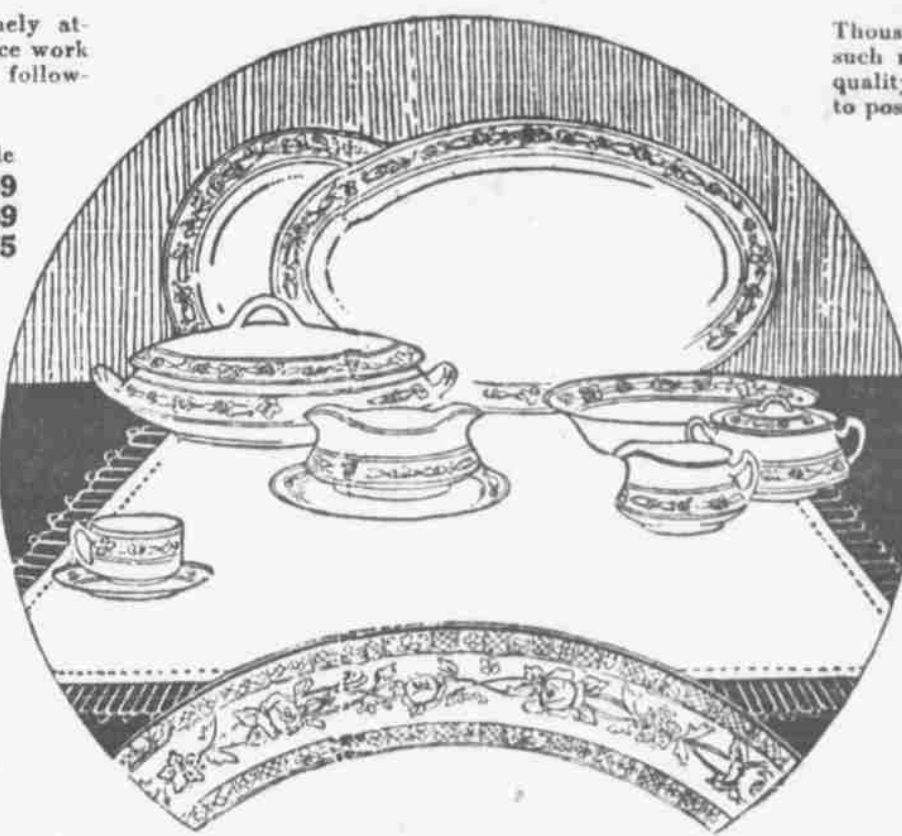
The designs are many and varied, the quantities of any one decoration, however, being limited. Service is for six persons. For this occasion sets that were regularly priced \$4.49 to \$11.89 a set are now

reduced to \$3.49 to \$9.89 a set

52-piece dinner sets of decorated American porcelain

The decorations are too numerous to permit illustration. An idea of their beauty, however, may be obtained from the illustration of the set shown. Service is complete for six persons. Sets that were regularly priced \$9.49 to \$29.75 a set have for this occasion been

reduced to \$7.49 to \$24.89 a set



Thousands of luncheon and dinner sets of such refreshing decoration and of such good quality that every housewife will be delighted to possess one.

51-piece nippon china dinner sets

Only 130 sets in four pleasing decorative designs. These sets sell regularly for \$29.75. For this event they are specially reduced to

\$24.89 a set

100-piece dinner sets

of decorated American porcelain. Border and spray decorations. Complete service for twelve persons. Sell regularly at \$24.89 to \$64.60. Now specially reduced to

\$19.89 to \$54.75

20% reduction

on English porcelain decorated dinner services

150 sets of compositions that vary from 100 to 136 pieces and that were regularly priced \$49.75 to \$79.50 a set

Now reduced to **\$39.75 to \$63.50 set.**

For a limited time there will be extra pieces to match most of these patterns.

Blown glassware

23,000 pieces high-grade blown glassware, with needle-etched borders, as illustrated.

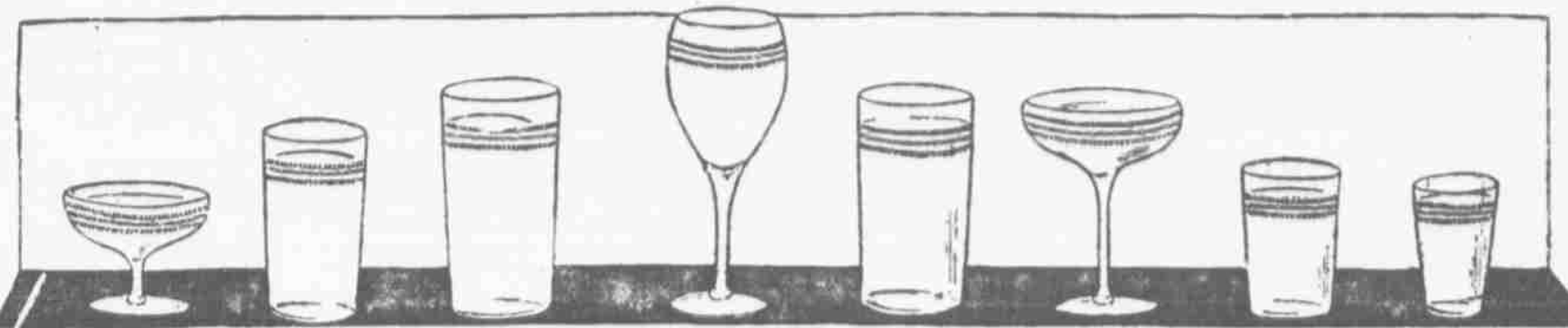
This glass was purchased a year ago. The difference between last year's prices at which they are now offered for sale and present prevailing prices represents a substantial saving. This is another of the beneficial results of Macy's judicious merchandising which are invariably passed on to our customers.

1800 dozen pressed glass colonial table tumblers; regularly 72c a dozen.

Special for this sale, 48c a dozen

5-piece yellow bowl mixing sets

1,000 sets available. The regular price of these sets has been 97c a set. For this sale they have been reduced to 79c a set.



Store hours
9 to 5:30

R.H. Macy & Co

Inc. HERALD SQUARE NEW YORK

Store hours
9 to 5:30